

**CITY OF BOULDER  
CITY COUNCIL AGENDA ITEM**

**MEETING DATE: March 2, 2010**

**AGENDA TITLE:** Consideration of a motion to accept the summary of the January 12, 2010 Joint City Council and Planning Board Study Session regarding the Transit Village Area Plan (TVAP) implementation.

**PRESENTERS:**

Jane S. Brautigam, City Manager  
Paul J. Fetherston, Deputy City Manager  
Bob Eichen, Finance Director / Acting Executive Director of Administrative Services  
David Driskell, Executive Director of Community Planning & Sustainability  
Susan Richstone, Manager Comprehensive Planning  
Louise Grauer, Senior Planner, Comprehensive Planning

**EXECUTIVE SUMMARY:**

The purpose of the January 12, 2010 Joint City Council and Planning Board Study Session was to review the goals and vision of the Transit Village Area Plan (TVAP) and to update City Council and Planning Board on the following tasks and next steps that have been ongoing to implement the TVAP:

- The access district to implement the transportation demand management (TDM) goals;
- The analysis by Farr & Associates of TVAP based on the pilot Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND);
- The draft Public Art Master Plan;
- The revised stormwater approach including additional design guidelines and sketches;
- The phasing and funding plan for key public improvements;
- The preliminary grading plan for the historic Depot and the next steps.

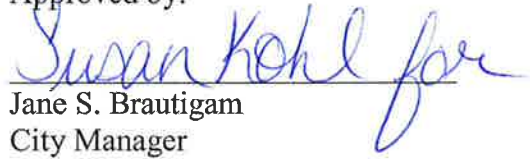
**STAFF RECOMMENDATION:**

Staff recommends that City Council accept the January 12, 2010 Joint City Council & Planning Board Study Session summary included with this agenda item as **Attachment A**.

**NEXT STEPS:**

In a separate item on March 2, there is an agenda item memo on the next steps of TVAP implementation for City Council action and direction to staff. The agenda item memo includes a work plan schedule for each of the TVAP implementation tasks with the anticipated timing and additional informational items requested by City Council and Planning Board at the joint study session.

Approved by:

  
Jane S. Brautigam  
City Manager

**ATTACHMENTS:**

- A Summary of the Jan. 12, 2010 Joint Study Session on the Transit Village Area Plan (TVAP) implementation.

## January 12, 2010 Transit Village Area Plan (TVAP) Implementation

### Study Session Summary

#### PRESENT:

**City council:** Suzy Ageton, Matt Appelbaum, KC Becker, Macon Cowles, Crystal Gray, George Karakehian, Lisa Morzel, Susan Osborne, Mayor, Ken Wilson, Deputy Mayor

**Planning board members:** Willa Johnson, Elise Jones, Andrew Shoemaker, Adrian Sopher, Chair, Mary Young; **Planning board members absent:** Bill Holicky

**Staff members:** Jeff Arthur, Engineering Review Manager, David Driskell, Executive Director of Community Planning and Sustainability, Bob Eichen, Finance Director, David Gehr, Acting City Attorney, Louise Grauer, Senior Planner, Heidi Joyce, Administrative Supervisor – Operations, Molly Winter, Director of the Downtown and University Hill Management Division and Parking Services

#### PURPOSE

For staff to brief the City Council and Planning Board on:

- The ongoing implementation of the Transit Village Area Plan (TVAP).
- The next steps for implementing the plan and for phasing and funding the key public improvements in conjunction with private development.

Council and planning Board were asked to provide feedback and input to city staff on the TVAP implementation tasks that were presented.

#### OVERVIEW OF THE PRESENTATION

Mayor Osborne gave a brief overview of the project. David Driskell gave a presentation on the adopted area plan's goals and vision. He presented an illustrative 3-D model of what the project could look like over time, reviewed the city's leadership roles, and discussed the city-owned site and implementation steps. He also reviewed the timeline of the RTD bus facility and next steps.

The study session memo provided three questions for City Council and Planning Board. They were:

1. *Do you have questions or comments about the Transit Village Area Plan?*
2. *Do you have questions or feedback on plan implementation, in particular the proposed access district, the LEED-ND analysis, the draft Public Art Master Plan or the revised stormwater approach?*

3. *Do you have input on the proposed phasing and funding of key public improvements?*

Comments relative to each question are included below.

1. *Do you have questions or comments about the Transit Village Area Plan?*

Elise Jones stated that Planning Board discussed this item at the January 7, 2010 Board meeting and had the following comments: recognizing that the plan is not perfect, the Board agreed that the city should move forward with implementation of the project. The Board supported moving forward with the basic framework of the project and agreed that the plan will promote environmental and social sustainability. The Board also noted that the plan was drafted allowing for flexibility.

Other comments:

- Important to move forward to encourage development.
- This is a key location to support affordable housing, senior housing, and address other housing needs.
- The connections are a key element of the plan.
- The city should partner with a private developer to develop housing on the city-owned site.
- Development at the transit village area should be urban, perhaps even with increased density.
- Suggest the area or neighborhood of the TVAP be renamed.
- Does not support the plan; plan not really flexible enough; housing not such a good idea at this location; city should aim for market rate moderate income housing.
- How does the plan meet the city's housing and retail needs?
- The plan should be organic and chaotic.
- Other places in the city better for affordable housing.
- Since the plan is a 50 to 75 year plan, it should be the best plan possible.
- Public art is important, look to other communities to see how public art is funded; don't try to narrowly define an art theme.
- Need to have further discussion on the city-owned site.
- Increased height does not necessarily make the project urban; if more density is proposed, more affordable housing should be provided.
- What are the city's housing needs? Affordable housing should be for people who work in Boulder.
- Some concerns include the constraints of rigidly following property lines, connections to the north; what can be gained by increasing the height.

Louise Grauer gave a brief update on LEED-ND Analysis, the draft Public Art Master Plan, stormwater management, Historic Depot and next steps.

2. *Do you have questions or feedback on plan implementation, in particular the proposed access district, the LEED-ND analysis, the draft Public Art Master Plan or the revised stormwater approach?*

Clarification on the stormwater approach was requested: Jeff Arthur stated that storm sewers on the north and south sides of Goose Creek would be separate systems and could utilize different approaches. He said that because the areas north of Goose Creek are already highly impervious, redevelopment may not create the same storm sewer needs as an undeveloped site. He said that with recent technological advances and the timeline for project build out that on-site storm water management appears to be a viable approach.

Molly Winter presented information about the access district and the next steps for adopting the access district.

**Comments:**

- Some confusion about the access district tiers 1 and 2; it would be helpful for the city to provide the different sequencing scenarios.
- The TDM tier should include car-sharing.
- Concern about requiring developers to join the parking district and what the costs and benefits would be? Response: revised rezoning criteria require either providing a TDM plan to meet the alternate mode goal or joining the district in order to rezone.
- Concern about the RTD plan—how will it be evaluated? Response: the concept plan has been adopted; will also refer to the goals and objectives of the TVAP.
- The city should be proactive in applying for art grants and create a capital improvements program for public art; a published article about public art will be distributed to City Council and Planning Board members.
- The two-tiered access district approach is a major breakthrough.

Bob Eichem presented information about the original proposal for funding the key public improvements, and his recommendation for funding them in light of the current economy.

3. *Do you have input on the proposed phasing and funding of key public improvements?*

**Comments:**

- Concern about the payback mechanisms proposed in the transit village area that are not used elsewhere in the city;
- It makes sense to make a public investment here that will benefit the city over time;
- Guidelines should ensure that the plan does not become too ambiguous.
- A request for an update on previous commercial/ retail needs analyses of the city;
- Reference to the Public Participation Report sets the framework on the history of the TVAP;
- What will change if the train doesn't come for another 30 years? Would the "bones" be different without a train?
- Could the floor area ratio (FAR) requirements be loosened based on the design guidelines?

**S. Osborne** summarized the key issues and concerns discussed tonight:

- There is general agreement that the name of the project should be changed;
- There is a need for a focused follow up on land use issues, especially for the Pollard site, including an explanation of what has been thought of to date and what would the process look like;
- There is a need to re-look at connections north of Goose Creek;
- There is a need to look at the development and connections north through Orchard Grove, including bike/pedestrian connections;
- There is interest in looking at the intensity of the project;
- The parking issue needs to be addressed.

## **ADJOURNMENT**

The meeting adjourned at 9:08 p.m.